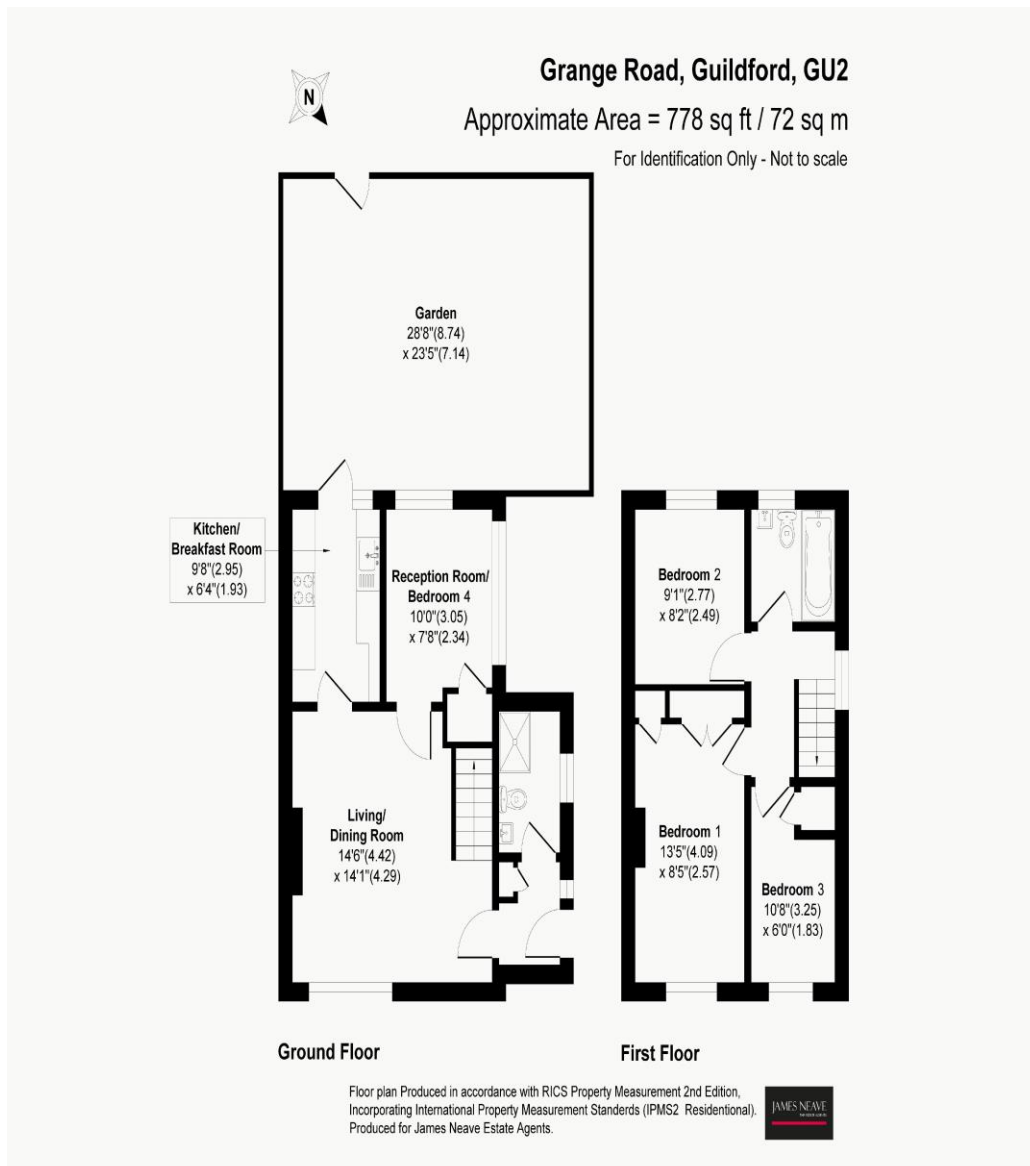




259 Grange Road Guildford Surrey GU2 9QX

£2000pcm + Initial Deposit





A well-presented home that offers a fantastic balance of space and flexibility, perfectly suited for the modern lifestyle. The ground floor layout is thoughtfully designed, featuring two distinct reception rooms alongside a shower room and a newly installed kitchen. The second reception room serves as a standout feature of the home; while it makes for a formal dining area or home office, it has been previously utilized as a fourth bedroom, providing that extra versatility many families are looking for. Upstairs, the standard continues with three bedrooms and a family bathroom. The entire property benefits from double glazing and gas central heating, ensuring a warm and energy-efficient environment year-round. To the rear, the property offers a westerly-facing garden. This private outdoor space is the ideal spot for soaking up the afternoon sun, hosting summer BBQs, or simply enjoying a peaceful retreat at the end of the day. Positioned in a highly sought-after Guildford pocket, you are perfectly placed to enjoy the very best of the area. Local shops, leafy parks, and top-tier schools are all within easy reach, while the vibrant buzz of Guildford Town Centre is just a short trip away for premium shopping and dining. Commuters will find the location particularly convenient, with Guildford Station providing swift and easy access into London and the surrounding areas. This property is available NOW and comes unfurnished. EPC Rating D.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.